2023年 12月 14日
此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。
This document is received on 14 DEC 2023
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。***

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof　請夾附證明文件

^ Please insert number where appropriate　請在適當地方註明編號

Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient　如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box　請在適當的方格內上加上「✔」號

2303204 12.12.2023 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/703
	Date Received 收到日期	14 DEC 2023

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Long Tin Car Park Management Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 2,315 sq.m 平方米☑About 約 ☐Gross floor area 總樓面面積 ..... sq.m 平方米☐About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	149 sq.m 平方米 ☑About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f)	Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☑ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on
20/11/2023 (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or~~ rural committee on 29/11/2023 (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約

Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 .....

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 .....sq.m ☐About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

.....

Proposed operating hours 擬議營運時間

.....

.....

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☐
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☐
	On traffic 對交通	Yes 會 ☐	No 不會 ☐
	On water supply 對供水	Yes 會 ☐	No 不會 ☐
	On drainage 對排水	Yes 會 ☐	No 不會 ☐
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
	_____		
	_____		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ YL-PS / 626
(b) Date of approval 獲批給許可的日期	26/02/2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	26/02/2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	Temporary Public Vehicle Park (Private Cars)
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☑ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☑ year(s) 年 .....3..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the Supporting Planning Statement attached.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

PAULINE LAM — Name in Block Letters 姓名（請以正楷填寫）

Deputy Managing Director — Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☑ RPP 註冊專業規劃師 (Member No. 130)
Others 其他 RTPI, RUP (PRC)

on behalf of 代表 KTA Planning Limited

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 12/12/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long 元朗屏山蝦尾新村丈量約份第 122 約地段第 44 號（部分）、第 72 號（部分）及第 73 號（部分）和毗連政府土地
Site area 地盤面積	2,315 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 149 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Village Type Development" 「鄉村式發展」
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☑ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years 臨時公眾私家車停車場的規劃許可續期（為期 3 年）

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		
		Non-domestic 非住用		
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		%	☐ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	79 79	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan, Lot Index Plan, Site Plan, Internal Traffic Layout Plan		
Landscape and Drainage Plan, Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

S.16 PLANNING APPLICATION
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone
Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

Supporting Planning Statement

December 2023

Applicant:
Long Tin Car Park Management Limited

Consultant:
KTA Planning Limited

PLANNING LIMITED
規劃顧問有限公司

Executive Summary

The Applicant, Long Tin Car Park Management Limited, is seeking renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the temporary public vehicle park (private cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20. The Site has an area of about 2,315m^2.

The Site is currently used as a public vehicle park (private cars) as approved by the TPB since 2015. As a renewal application of the previous approved application No. A/YL-PS/626, this application is for the same use at the same site with the same layout and number of parking spaces. The public vehicle park is decently operated under proper management. Existing landscape planting, boundary fencing, drainage facilities and fire service installations are well maintained. The traffic arrangement agreed under the previous approved applications is still applied.

Since the last planning approval, there is no material change in the planning circumstances nor land uses of the surrounding areas. The renewal of the planning approval will unlikely cause adverse traffic, drainage, visual, landscape and environmental impacts to the surrounding. The applicant has complied with all the approval conditions attached in the previous approval. All the planning justifications in respect of the Application No. A/YL-PS/626 should remain valid.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

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S.16 Planning Application
Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) in "Village Type Development" Zone at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Long Tin Car Park Management Limited ("the Applicant") to seek renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the temporary public vehicle park (private cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land ("GL"), Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site falls within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20.

1.1.2 The Site is the subject site of four previous approved s.16 planning applications for temporary public vehicle park uses:

	Application No.	Proposed Use	Decision Date
1.	A/YL-PS/216	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicle for a Period of 3 Years	Approved with conditions on 24.6.2005 (Revoked on 15.12.2005)
2.	A/YL-PS/463	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 27.2.2015
3.	A/YL-PS/551	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 9.2.2018
4.	A/YL-PS/626	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved with conditions on 26.2.2021 (planning permission to be expired on 26.2.2024)

Table 1.1 Previous Approved Planning Applications for the Site

1.1.3 The last Application No. A/YL-PS/626 was approved with conditions by the TPB on 26 Feb 2021 for 3 years, with the planning permission cease to expire on 26 Feb

2024. All the other approval conditions had been complied with (Details refer to **Section 2.6**).

1.1.4 In order to continue the current temporary public vehicle park operation on the Site, the same Applicant therefore submits this Application for a renewal of the permitted uses. There would be no change in the proposed development parameters, the nature and operation of the land uses as compared with the last approved Application No. A/YL-PS/626. There is also no change in the planning circumstances and physical setting of the surroundings. This Supporting Planning Statement is intended to demonstrate the suitability of the Site for continual operation of a temporary public vehicle park (private cars).

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is located to the southeast of Ha Mei San Tsuen in Ping Shan. It comprises Lots 44 (Part), 72 (Part) and 73 (Part) in D.D.122 and adjoining GL (**Figure 2.1** Location Plan refers). The Site is at present accessible from Yung Yuen via a local access road.

2.2 Land Status

2.2.1 The Site comprises private land and adjoining GL (**Figure 2.2** Site Plan refers). The major portion of the Site (93.6%) is private land under old schedule agricultural lots under Block Government Lease. While none of which is owned by the Applicant, reasonable steps have been taken to obtain/give the necessary owner's consent/notification. The remaining portion (6.4%, about 149m2) is GL which is covered by Short Term Tenancy No. 2858 for the purpose of temporary public vehicle park (private cars).

2.3 Statutory Planning Context

2.3.1 The Site falls within an area zoned "V" on the OZP (**Figure 2.1**). According the statutory Notes for the "V" zone on the OZP, "Public Vehicle Park (excluding container vehicle)" is a Column 2 use which requires planning permission from the TPB. While the Notes stated the planning intention of the "V" zone is "*primarily intended for development of Small Houses by indigenous villagers*.", it also stated that "*Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.*"

2.4 Surrounding Land Use Pattern

2.4.1 The Site is surrounded mainly by low-rise village settlements with a mix of village houses, open storage yards and logistic centre (**Figure 2.3** Site Plan refers):

- To the north and east are village houses and an open storage yard;
- To the south are village houses, an eating place under Application No. A/YL-PS/678 and a public vehicle park approved under Application No. A/YL-PS/649. To the further south across the MTR Tuen Ma Line viaduct is a logistic centre and vehicle park approved under Application No. A/YL-PS/633; and
- To the west are village houses and an open storage yard.

2.5 Similar Planning Applications

2.5.1 As shown on Figure 2.1, there have been two approved applications for temporary public vehicle park within the same "V" zone. The details of the similar applications approved in the past five years are listed below.

	Application No.	Use(s)/Development(s)	Site Area (m^2) (about)	Approval Date
1.	A/YL-PS/578	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1,560 (Partly falls within "Green Belt" Zone)	4.1.2019
2.	A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years		24.12.2021

Table 2.1 Similar S.16 Applications for Temporary Public Vehicle Park with the same "V" zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

2.6 Planning History of the Site

2.6.1 As briefly explained in Section 1, the Site or part of the site is the subject site of three previous approved applications, including Application No. A/YL-PS/216, 463, 551 and 626. The Site is the same site of the last approved Application No. A/YL-PS/626 (approved by the TPB on 26 Feb 2021). All the approval conditions had been complied with and the planning permission of this previous application will be expired on 26 Feb 2021 (**Appendix 1** refers). The approval conditions and their status are listed out below:

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00p.m. and 7:00a.m., as proposed by the Applicant, is allowed on the site during the planning approval period	q	During the approval period
(b)	Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period	q	During the approval period
(c)	A notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period	q	During the approval period
(d)	No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period	q	During the approval period
(e)	No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period	q	During the approval period
(f)	No vehicle is allowed to queue back to or reverse onto/from public road at any times during the planning approval period	q	During the approval period
(g)	The existing landscape planting on the site shall be maintained at all times during the approval period	q	During the approval period
(h)	The existing drainage facilities shall be maintained at all times during the planning approval period	q	During the approval period
(i)	The existing boundary fencing on the site shall be maintained at all times during the planning approval period	q	During the approval period
(j)	The submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2021	q	Complied (**Appendix 2** letter from Planning Department dated 18.5.2021 refers)
(k)	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.8.2021	q	Complied (**Appendix 2** letter from Planning Department dated 21.5.2021 refers)
(l)	In relation to (k) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.11.2021	q	Complied (**Appendix 2** letter from Planning Department dated 15.7.2021 refers)
(m)	If any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), or (i) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	q	During the approval period
(n)	If any of the above planning condition (i), (k) or (l) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	q	During the approval period

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/626

3 DEVELOPMENT SCHEME

3.1 Public Vehicle Park (Private Cars)

3.1.1 The Site is intended for a public vehicle park for private cars same as the previous approved Application No. A/YL-PS/626. All development parameters, including the site area (2,315m^2), site boundary, layout and number of parking spaces (79 private car parking spaces) would be the same as Application No. A/YL-PS/626 (**Figure 3.1** Layout Plan refers).

3.1.2 The Site is well-paved, properly fenced off by boundary fencing, and with the provision of drainage facilities and fire service installations and well-maintained landscape planting. All approval conditions were complied with good site management carried out throughout the approval period.

3.2 Access and Traffic

3.2.1 The Site is accessible from Yung Yuen Road via a local access road. Four pedestrian entrances are also provided to facilitate the access of the local villages. The aisles and spaces in between the rows of car parking spaces will have a clear width of not less than 5m, which is sufficient for manoeuvring of private cars. Besides, the clear width of the ingress and egress point is 5m. Details of the internal traffic layout are shown in **Figure 3.2**.

3.2.2 Traffic arrangement agreed under Application No. A/YL-PS/626 would remain unchanged. Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked at the Site at any time. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

3.2.3 As demonstrated in the trip generation and attraction estimation under Application No. A/YL-PS/626, the estimated traffic generation and attraction of the development will be insignificant in both morning and afternoon peak. Given that the nearby local villages are located in close proximity to light rail station (Tin Tsz Station), railway station (Tin Shui Wan Station) and nearby bus stops, majority of residents would travel by public transport during weekdays, and mainly drive during weekends/holidays. Most of the cars are therefore parked within the Site most of the time and the traffic flow generated by the development is generally low. This Application will not pose adverse traffic impact on the surrounding road network.

3.3 Boundary Fencing and Landscape

3.3.1 The approval conditions under Application No. A/YL-PS/626 in relation to the maintenance of the boundary fencing and landscape planting had been complied (**Figure 3.3** Landscape and Drainage Plan refers).

3.3.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. will remain undertaken by the Applicant. The plants are well maintained and are in good condition as shown in **Figure 3.4** Site Photos.

3.4 Drainage Facilities

3.4.1 Adequate drainage facilities including peripheral surface channel and catch pits were installed to ensure no adverse drainage impact on the surrounding areas to satisfaction of Drainage Services Department (**Figure 3.3** Landscape and Drainage Plan refers).

3.4.2 The approval conditions under Application No. A/YL-PS/626 in relation to the maintenance and record submission of existing drainage facilities had been complied.

3.4.3 Regular cleaning and maintenance are carried out. The existing drainage facilities on the Site are well maintained as shown in **Figure 3.4** Site Photos. No flooding in the surrounding area is recorded.

3.5 Fire Service Installations

3.5.1 Adequate fire services installations (FSIs) including fire extinguishers have been provided. The approval conditions under Application No. A/YL-PS/626 in relation to the submission and implementation of fire services installations proposal had been complied.

3.5.2 Since the proposed use and layout of this Application is the same as the previous Application No. A/YL-PS/626, the previous approved Fire Service Layout Plan and Certificate of Fire Service Installation and Equipment are attached in **Appendices 3 and 4** respectively.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

4.1.1 The same use at the Site was approved by the TPB since 2015. The public vehicle park has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout the years. It would not set an undesirable precedent case for similar applications. All planning conditions imposed under the previous applications are complied with to the satisfaction of the relevant Government departments. The good track records should merit the approval of this application by the TPB.

4.2 All Approval Conditions of the Previous Approved Applications have been executed and fulfilled

4.2.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/626 had been compiled with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal, maintained the existing landscape planting, boundary fencing, drainage facilities, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and fulfil the existing approval conditions in the future.

4.3 In Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

4.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/YL-PS/626). Apart from the fact that there are no changes in the proposed development parameters nor the nature/operation of the proposed uses, the physical settings surrounding the Site would also be unchanged compared to the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits. In view of this, the current application shall be deemed and entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

4.4 Previous Planning Justifications Are Still Applicable

4.4.1 Since this Application is the renewal of the permitted use on the Site, the justifications in relation to the previous approved Application No. A/YL-PS/626 are still valid. The planning justifications are briefly summarized as below:

4.4.1.1 *Suitable for the Proposed Interim Use and Will Not Jeopardise the Long-Term Planning of the "V" Zone*

The Site is zoned as "V" zone on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (**Figure 2.1**). The planning intention of "V" zone is "*to reflect existing*

recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects". At present, the indigenous villagers have no intention to build their small houses and rent their lots to the applicant for the proposed temporary public vehicle park to serve the local villagers in the vicinity. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed public vehicle park will serve the local villagers and complement the village type development.

4.4.1.2 ***Compatible with the Surrounding Uses***

The Site is located in a mixed neighbourhood with village houses and other logistic centres, open storage yards, vehicle parks and vacant land (**Figure 2.3**). The proposed temporary public vehicle park is compatible with the character of its surrounding areas and will not cause any adverse impacts to the surrounding. There is also adequate buffer between the vehicle park separating the adjoining lots with existing small houses and potential lots for small houses. Peripheral fencing with wooden planks also enhances visual amenity of the Site. As such, the proposed development is compatible with and will not affect the village development in the area.

4.4.1.3 ***Help Meet the Existing Parking Demand in the Area and Fulfil the HKPSG Standard***

According to Chapter 8 of Hong Kong Planning Standard and Guidelines, the parking standard for village houses is up to 1 car parking space for each standard NTEH (65m^2) with 10-15% of provision for overnight goods vehicles, and they are generally provided in communal parking area(s) within the village environ. Therefore, the provision of vehicle parks can help alleviate the demand of parking spaces in the area. The proposed public vehicle park can provide 79 parking spaces for private cars (**Figure 3.1**). It serves as an essential supporting facility for residents of the "V" zone. Since the operation of the proposed public vehicle park in 2015, the problem of illegal road side parking has been reduced.

4.5 **No Adverse Traffic Impact**

4.5.1 Traffic arrangement agreed under Application No. A/YL-PS/626 would be applied. Sufficient manoeuvring space and adequate width of aisles and ingress/egress point are provided to ensure smooth operation of the vehicle park. Since the proposed vehicle park with only 79 parking spaces which is intended to serve the parking demand from the local villagers and to help alleviate on-street illegal parking, no adverse impact on traffic network is envisaged.

4.6 Provision of Fire Services Installations to Enhance Fire Safety

4.6.1 Proper FSIs are provided to the satisfaction of FSD under the previous approved Application No. A/YL-PS/626 (**Appendix 3**). The FSIs approved by FSD are well maintained and in good condition (**Appendix 4**).

4.7 Provision of Mitigation Measures to Ensure No Adverse Environmental, Visual, Landscape and Drainage Impact

4.7.1 The Site is decently operated, well-paved and well-managed, it is a non-polluting use (**Figure 3.4**). Therefore, no adverse environmental impact is envisaged. The Director of Environmental Protection (DEP) had no adverse comment on the previous application from environmental point of view.

4.7.2 The applicant had complied the approval conditions of the previous Application No. A/YL-PS/626 in relation to the provision of landscape planting, boundary fencing and drainage facilities (**Appendix 2**). No adverse visual, landscape and drainage impact to the surroundings is envisaged.

5 SUMMARY AND CONCLUSION

5.1 The Applicant is seeking renewal of approval from the TPB for Temporary Public Vehicle Park (Private Cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long.

5.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-PS/626 given on 26.2.2021 which will be expired on 26.2.2024 such that the Applicant will be given an opportunity to continue utilising the Site for the proposed use. There would be no change in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the Site.

5.3 The Site falls within an area zoned "V" on the OZP No. S/YL-PS/20. As detailed in the Planning Statement, the proposed use is well justified on the grounds that:

a) Previous planning approval has been granted;

b) All approval conditions of the previous approved applications have been executed and fulfilled;

c) This Application is in line with the TPB Guidelines (TPB PG-No. 34D);

d) Previous planning justifications are still applicable:

- The Site is suitable for the proposed interim use and will not jeopardise the long-term planning of the "V" zone;
- The Site is compatible with the surrounding uses; and
- The proposed use help meet the existing parking demand in the area and fulfil the HKPSG standard;

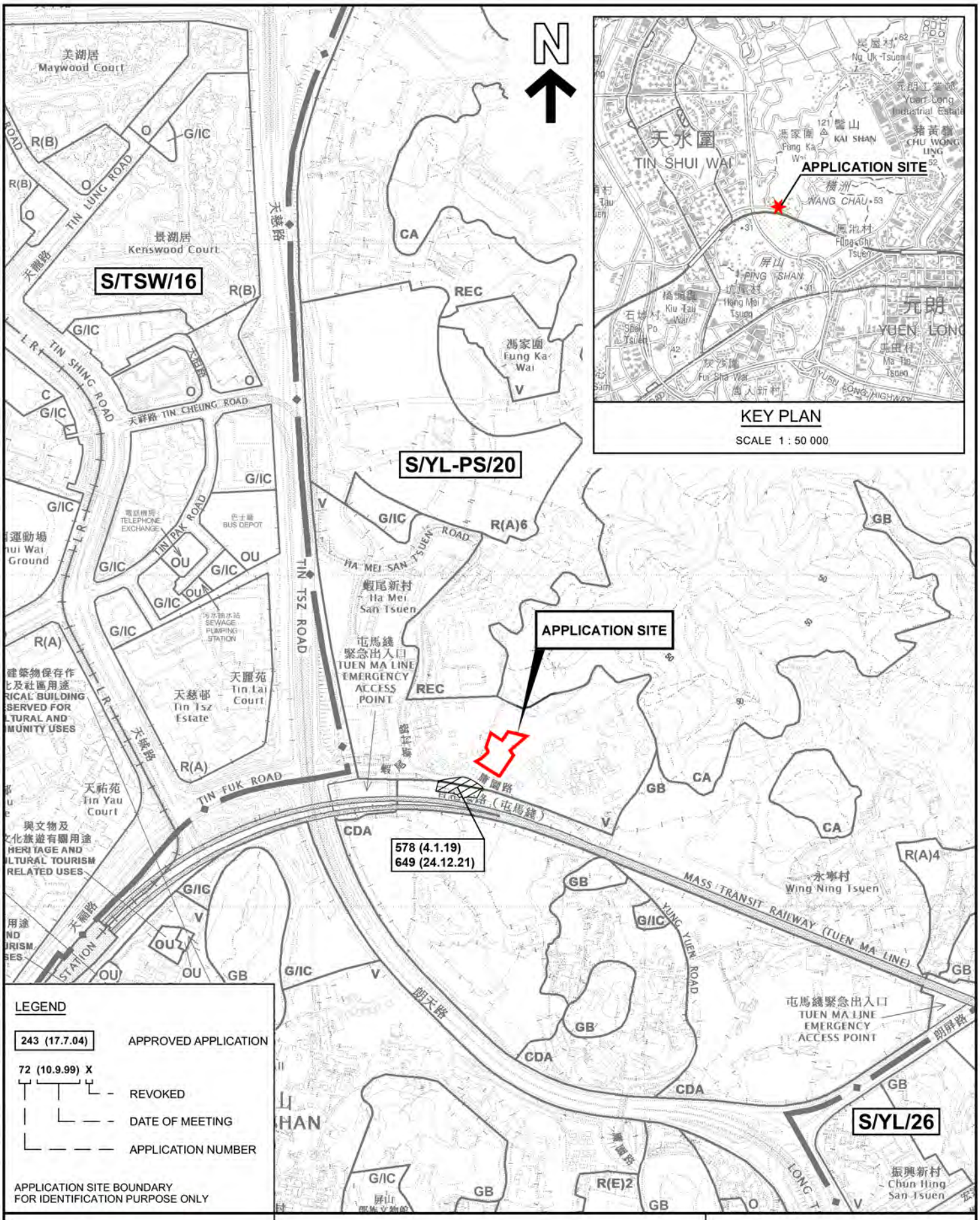
e) No adverse traffic impact is anticipated;

f) Fire services installations are provided to enhance fire safety; and

g) Mitigation measures are provided to ensure no adverse environmental, visual, landscape and drainage impact to the surrounding area.

5.4 In view of the applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Figures



PLANNING LIMITED
規劃顧問有限公司

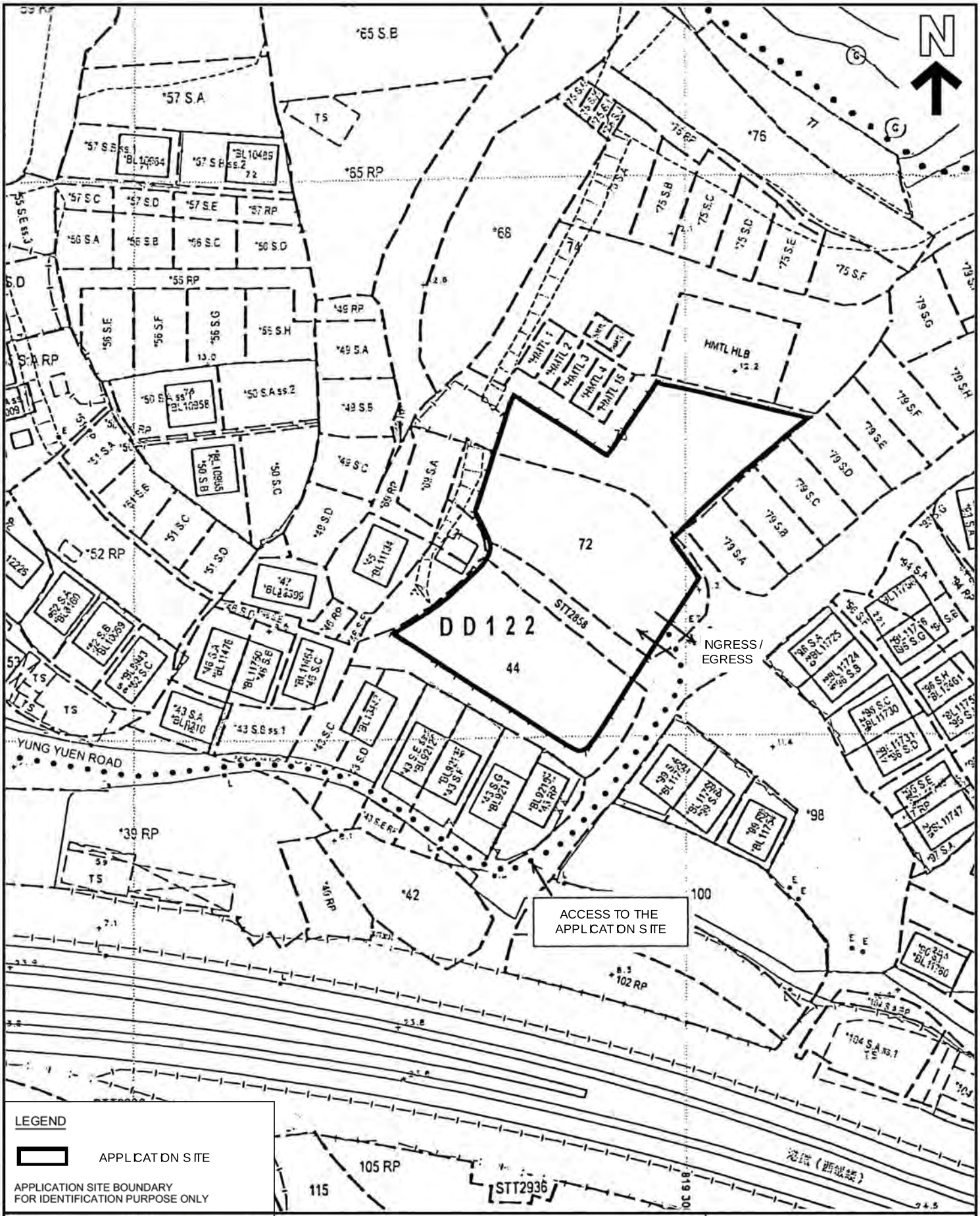
LOCATION PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HAMEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 2.1

EXTRACT PLAN BASED ON
PING SHAN OUTLINE ZONING PLAN
No. S/YL-PS/20 APPROVED ON 13.9.2022

DATE : 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

LOT INDEX PLAN

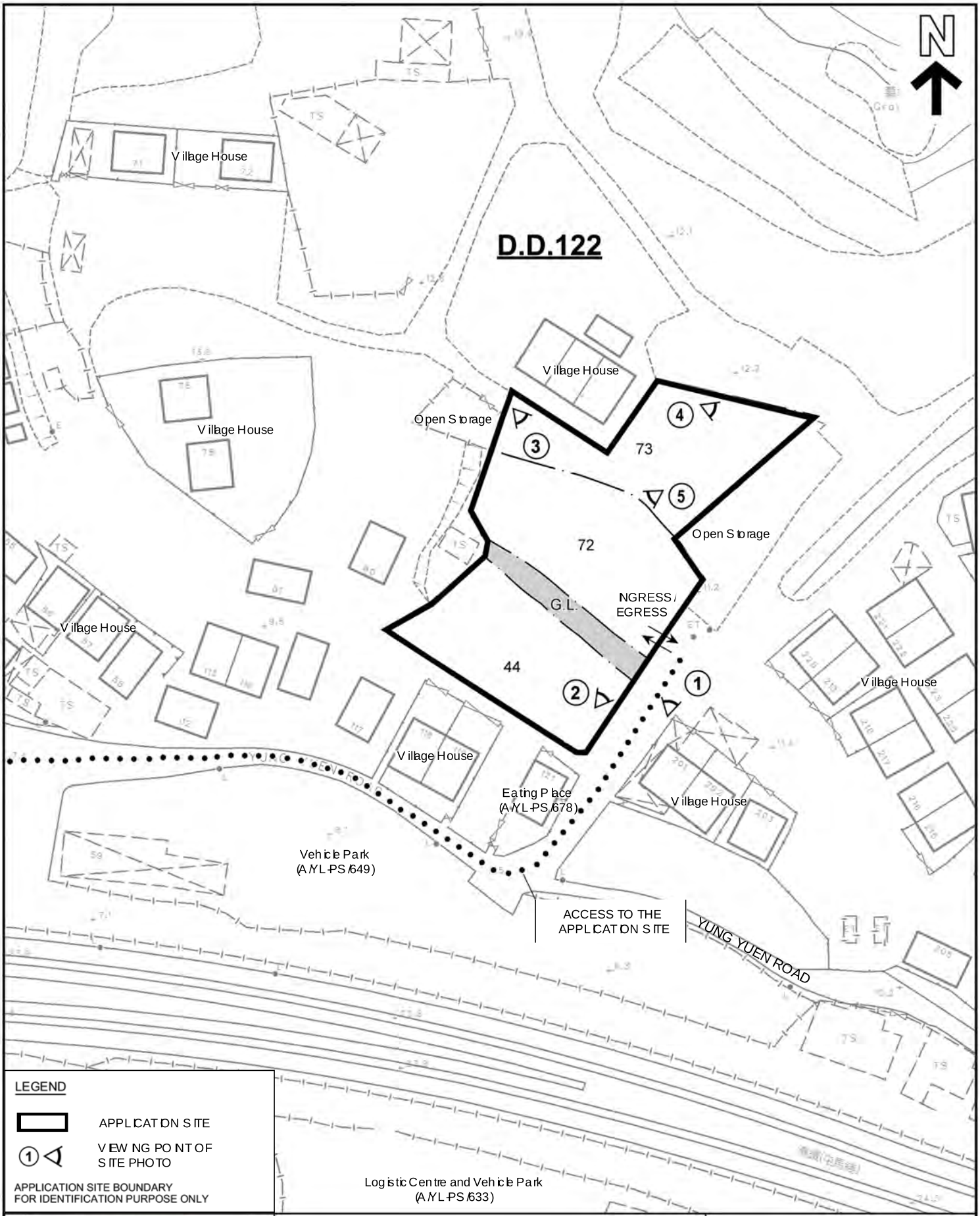
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HAMEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 2.2

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE : 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

SITE PLAN

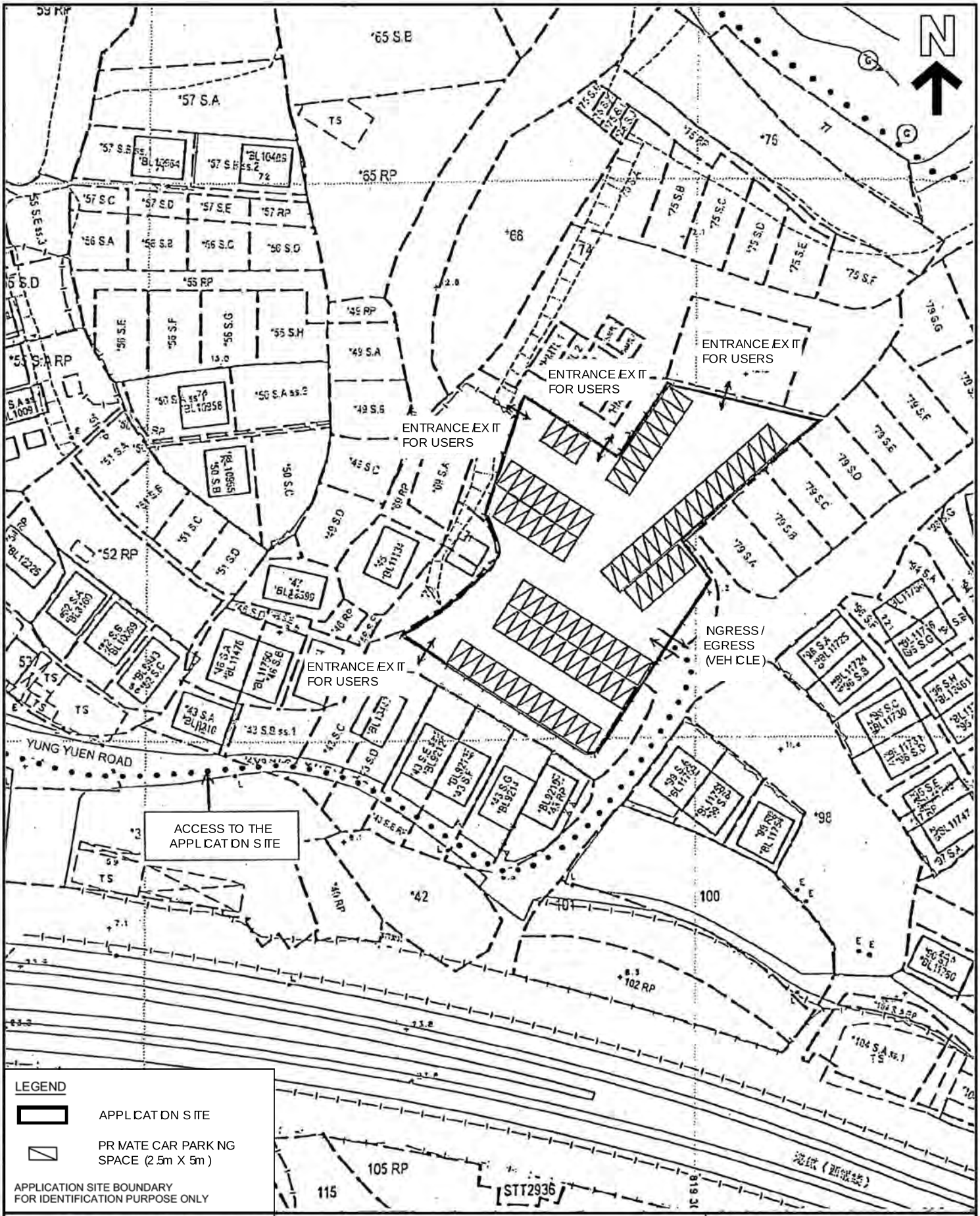
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HAMEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 2.3

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-3D & 6-NW-8B

DATE : 1.12.2023



KTA PLANNING LIMITED
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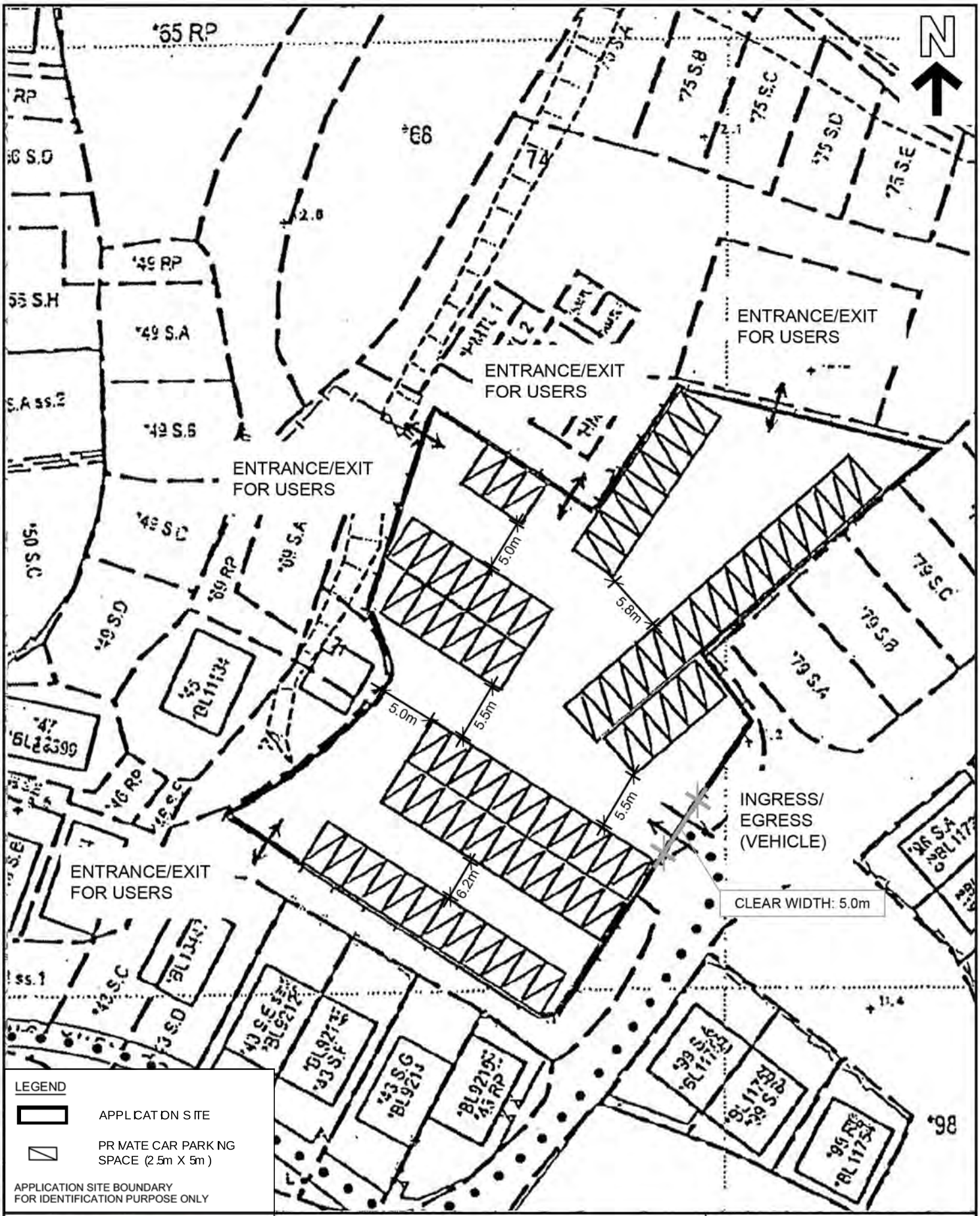
LAYOUT PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HAMEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 3.1

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE : 1.12.2023



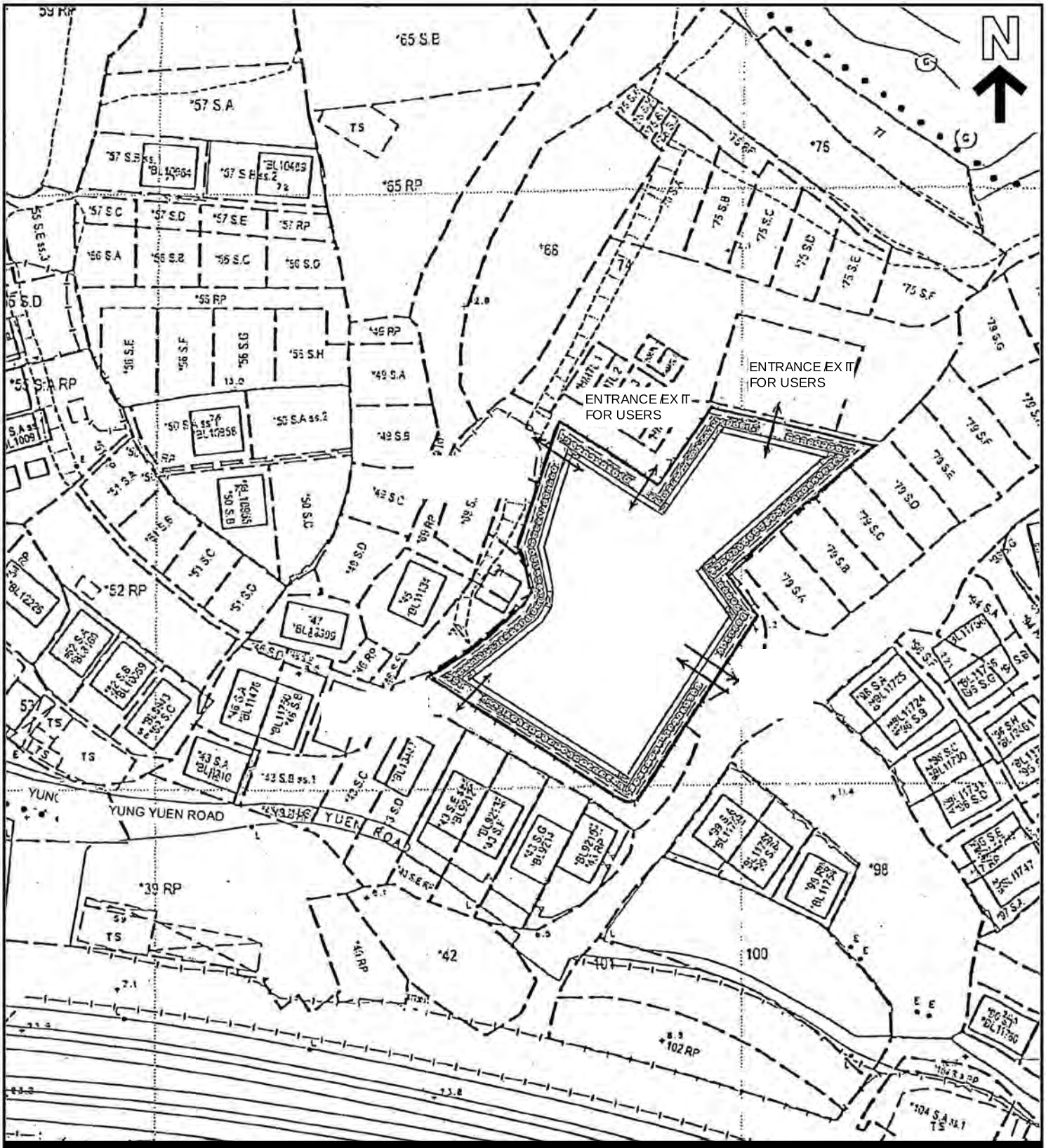
KTA PLANNING LIMITED 規劃顧問有限公司

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS) LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND, HAMEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 3.2

EXTRACT PLAN BASED ON LOT INDEX PLAN No. ags_S00000060292_0001 PREPARED BY LAND INFORMATION CENTRE ON 20.11.2020

DATE: 1.12.2023



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LANDSCAPE AND DRAINAGE PLAN

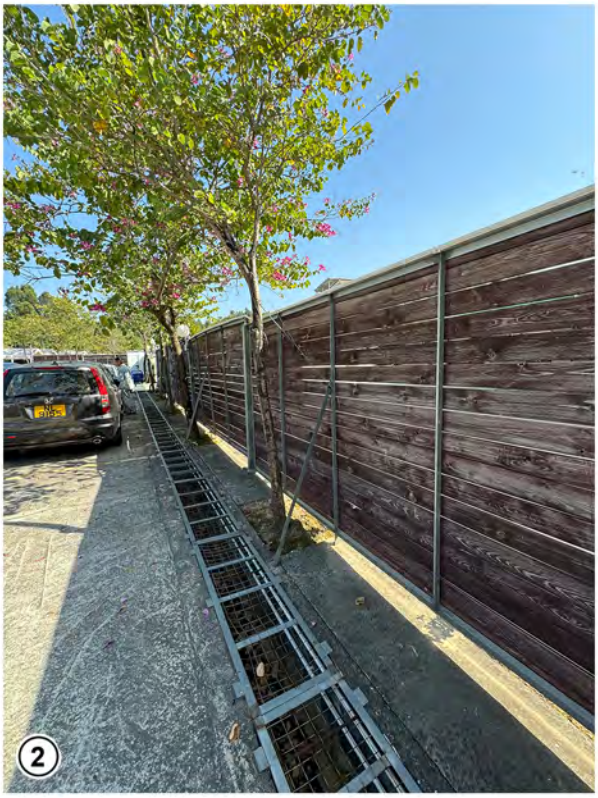
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HAMEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 3.3

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE : 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

SITE PHOTOS

FIGURE 3.4

BASED ON
SITE PHOTOS
TAKEN ON 20.11.2023

DATE : 1.12.2023

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/626

城 市 規 劃 委 員 會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　　真 Fax: 2877 0245 / 2522 8426
電　　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-PS/626

By Post & Fax (2620 6022)

12 March 2021

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

I refer to my letter to you dated 2.2.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 26.2.2024 and is subject to the following conditions :

(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;

(b) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period;

(c) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period;

(d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;

(e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by you, is allowed on the site at any time during the planning approval period;

(f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(g) the existing landscape planting on the site shall be maintained at all times during the approval period;

(h) the existing drainage facilities shall be maintained at all times during the planning approval period;

(i) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;

(j) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2021;

(k) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2021;

(l) in relation to (k) above, the implementation of the fire service installations proposal with 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.11.2021;

(m) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(n) if any of the above planning condition (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 27.2.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 26.2.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 7.4.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (j), (k) and (l) under Planning Application No. A/YL-PS/626

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference Pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

18 May 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (j)

I refer to your letter of 29.3.2021 for compliance with the captioned approval condition on submission of condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with. Please find the detailed comments at the Appendix.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn: Mr. Ryan C.Y. CHI)

Internal
CTP/TPB(2)

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference Pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

21 May 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (k)

I refer to your letter of 6.5.2021 for compliance with the captioned approval condition on submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition has been **complied with**. Please find the detailed comments at the **Appendix**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

15 July 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (l)

I refer to your letter of 17.6.2021 for compliance with the captioned approval condition on implementation of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition has been **complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

Appendix 3

Fire Service Layout Plan

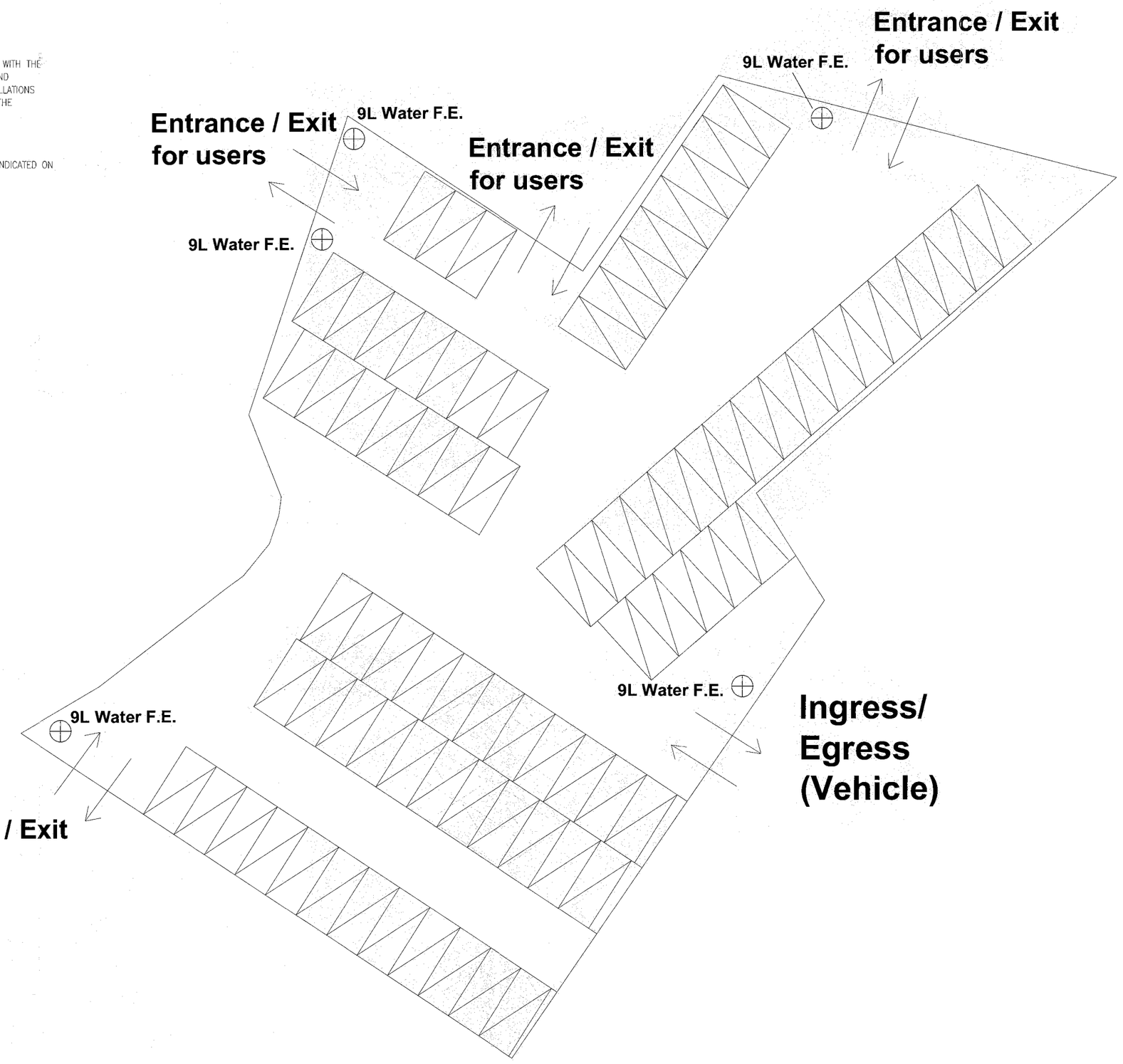
FIRE SERVICE NOTES

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

2. PORTABLE APPLIANCES

2.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.



PROJECT : Temporary,Public Vehicle Park for Private Cars Various Lots in DD 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long	DRAWING TITLE : **Fire Service Layout Plan**	REV	DESCRIPTION	DATE	ARCHITECT	CONSULTANT :	FIRE SERVICE CONTRACTOR : **Century Fire Service Engineering Co., Ltd.**		NAME / DATE	DRAWING NO : **FS-01** / REV. **0**
								DRAWN BY	29 APR 2021	SCALE : **1:300 (A3)**
								CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
								APPROVED BY		

Appendix 4

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FSD Ref.: _____
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8051878

Name of Client : 顧客姓名 朗天停車場

Name of Building : 樓宇名稱 Lot Nos. 44(Part), 72(Part), 73(Part) in DD122 and Adjoining Government Land

Street No./Town Lot : 門牌號數/市地段 DD 122

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long (Ping Shan)

Area : 地區 ☐ HK 香港 ☐ K 九龍 ☑ NT 新界

Type of Building 樓宇類型 : ☐ Industrial工業 ☐ Commercial商業 ☐ Domestic住宅 ☐ Composite綜合 ☐ Licensed premises持牌處所 ☐ Institutional社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Supply 5 Nos of 9L W/CO2 Type F.E.	Conforms Witn FSD Requirements	20/11/2023

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署

Name : 姓名 Ting Ka Hin

FSD/RC No. : 消防處註冊號碼 RC3 / 93

Company Name : 公司名稱 POLLY FIRE PREVENTION SERVICE ENGINEERING CO.

Telephone : 聯絡電話 2393 8468 / 2765 8255

Date : 日期 20/11/2023

For FSD use only:
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☐ Key-in
☐ Verified

F.S. 251 (Rev. 1/2016)

S.16 PLANNING APPLICATION
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone
Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

Supporting Planning Statement

December 2023

Applicant:
Long Tin Car Park Management Limited

Consultant:
KTA Planning Limited

PLANNING LIMITED
規劃顧問有限公司

Executive Summary

The Applicant, Long Tin Car Park Management Limited, is seeking renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the temporary public vehicle park (private cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20. The Site has an area of about 2,315m^2.

The Site is currently used as a public vehicle park (private cars) as approved by the TPB since 2015. As a renewal application of the previous approved application No. A/YL-PS/626, this application is for the same use at the same site with the same layout and number of parking spaces. The public vehicle park is decently operated under proper management. Existing landscape planting, boundary fencing, drainage facilities and fire service installations are well maintained. The traffic arrangement agreed under the previous approved applications is still applied.

Since the last planning approval, there is no material change in the planning circumstances nor land uses of the surrounding areas. The renewal of the planning approval will unlikely cause adverse traffic, drainage, visual, landscape and environmental impacts to the surrounding. The applicant has complied with all the approval conditions attached in the previous approval. All the planning justifications in respect of the Application No. A/YL-PS/626 should remain valid.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

（內文如有差異，應以英文版本為準）

朗天停車場管理有限公司（「申請人」）現欲根據城市規劃條例第 16 條向城市規劃委員會（下稱「城規會」）在元朗屏山蝦尾新村丈量約份第 122 約地段第 44 號（部分）、第 72 號（部分）及第 73 號（部分）和毗連政府土地（「申請地點」）作臨時公眾私家車停車場用途申請規劃許可續期，為期三年。申請地點位於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「鄉村式發展」地帶內。申請地點的地盤面積約 2,315 平方米。

申請地點現用作臨時公眾私家車停車場，該用途自 2015 年起已獲得城規會批准。是次申請的用途、地點、布局和車位數目與先前批准的申請（編號 A/YL-PS/626）相同。停車場的管理良好，申請人亦有妥善保養現有的園景植物、邊界圍欄、排水設施及消防裝置。以往同意的交通安排將仍然繼續生效。

自上一次申請，申請地點的規劃情況和附近地區的土地用途並沒有改變。規劃許可的續期不會對交通、渠務、視覺、景觀及環境造成不良影響。申請人亦已履行所有的規劃許可附帶條件。申請編號 A/YL-PS/626 中所列載的規劃理據仍然適用。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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S.16 Planning Application
Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) in "Village Type Development" Zone at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Long Tin Car Park Management Limited ("the Applicant") to seek renewal of planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the temporary public vehicle park (private cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land ("GL"), Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site falls within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20.

1.1.2 The Site is the subject site of four previous approved s.16 planning applications for temporary public vehicle park uses:

	Application No.	Proposed Use	Decision Date
1.	A/YL-PS/216	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicle for a Period of 3 Years	Approved with conditions on 24.6.2005 (Revoked on 15.12.2005)
2.	A/YL-PS/463	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 27.2.2015
3.	A/YL-PS/551	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	Approved with conditions on 9.2.2018
4.	A/YL-PS/626	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	Approved with conditions on 26.2.2021 (planning permission to be expired on 26.2.2024)

Table 1.1 Previous Approved Planning Applications for the Site

1.1.3 The last Application No. A/YL-PS/626 was approved with conditions by the TPB on 26 Feb 2021 for 3 years, with the planning permission cease to expire on 26 Feb

2024. All the other approval conditions had been complied with (Details refer to **Section 2.6**).

1.1.4 In order to continue the current temporary public vehicle park operation on the Site, the same Applicant therefore submits this Application for a renewal of the permitted uses. There would be no change in the proposed development parameters, the nature and operation of the land uses as compared with the last approved Application No. A/YL-PS/626. There is also no change in the planning circumstances and physical setting of the surroundings. This Supporting Planning Statement is intended to demonstrate the suitability of the Site for continual operation of a temporary public vehicle park (private cars).

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is located to the southeast of Ha Mei San Tsuen in Ping Shan. It comprises Lots 44 (Part), 72 (Part) and 73 (Part) in D.D.122 and adjoining GL (**Figure 2.1** Location Plan refers). The Site is at present accessible from Yung Yuen via a local access road.

2.2 Land Status

2.2.1 The Site comprises private land and adjoining GL (**Figure 2.2** Site Plan refers). The major portion of the Site (93.6%) is private land under old schedule agricultural lots under Block Government Lease. While none of which is owned by the Applicant, reasonable steps have been taken to obtain/give the necessary owner's consent/notification. The remaining portion (6.4%, about 149m2) is GL which is covered by Short Term Tenancy No. 2858 for the purpose of temporary public vehicle park (private cars).

2.3 Statutory Planning Context

2.3.1 The Site falls within an area zoned "V" on the OZP (**Figure 2.1**). According the statutory Notes for the "V" zone on the OZP, "Public Vehicle Park (excluding container vehicle)" is a Column 2 use which requires planning permission from the TPB. While the Notes stated the planning intention of the "V" zone is "*primarily intended for development of Small Houses by indigenous villagers*.", it also stated that "*Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.*"

2.4 Surrounding Land Use Pattern

2.4.1 The Site is surrounded mainly by low-rise village settlements with a mix of village houses, open storage yards and logistic centre (**Figure 2.3** Site Plan refers):

- To the north and east are village houses and an open storage yard;
- To the south are village houses, an eating place under Application No. A/YL-PS/678 and a public vehicle park approved under Application No. A/YL-PS/649. To the further south across the MTR Tuen Ma Line viaduct is a logistic centre and vehicle park approved under Application No. A/YL-PS/633; and
- To the west are village houses and an open storage yard.

2.5 Similar Planning Applications

2.5.1 As shown on Figure 2.1, there have been two approved applications for temporary public vehicle park within the same "V" zone. The details of the similar applications approved in the past five years are listed below.

	Application No.	Use(s)/Development(s)	Site Area (m^2) (about)	Approval Date
1.	A/YL-PS/578	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	1,560 (Partly falls within "Green Belt" Zone)	4.1.2019
2.	A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years		24.12.2021

Table 2.1 Similar S.16 Applications for Temporary Public Vehicle Park with the same "V" zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

2.6 Planning History of the Site

2.6.1 As briefly explained in Section 1, the Site or part of the site is the subject site of three previous approved applications, including Application No. A/YL-PS/216, 463, 551 and 626. The Site is the same site of the last approved Application No. A/YL-PS/626 (approved by the TPB on 26 Feb 2021). All the approval conditions had been complied with and the planning permission of this previous application will be expired on 26 Feb 2021 (**Appendix 1** refers). The approval conditions and their status are listed out below:

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00p.m. and 7:00a.m., as proposed by the Applicant, is allowed on the site during the planning approval period	✓	During the approval period
(b)	Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period	✓	During the approval period
(c)	A notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period	✓	During the approval period
(d)	No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period	✓	During the approval period
(e)	No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period	✓	During the approval period
(f)	No vehicle is allowed to queue back to or reverse onto/from public road at any times during the planning approval period	✓	During the approval period
(g)	The existing landscape planting on the site shall be maintained at all times during the approval period	✓	During the approval period
(h)	The existing drainage facilities shall be maintained at all times during the planning approval period	✓	During the approval period
(i)	The existing boundary fencing on the site shall be maintained at all times during the planning approval period	✓	During the approval period
(j)	The submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2021	✓	Complied (**Appendix 2** letter from Planning Department dated 18.5.2021 refers)
(k)	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.8.2021	✓	Complied (**Appendix 2** letter from Planning Department dated 21.5.2021 refers)
(l)	In relation to (k) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.11.2021	✓	Complied (**Appendix 2** letter from Planning Department dated 15.7.2021 refers)
(m)	If any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), or (i) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(n)	If any of the above planning condition (i), (k) or (l) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/626

3 DEVELOPMENT SCHEME

3.1 Public Vehicle Park (Private Cars)

3.1.1 The Site is intended for a public vehicle park for private cars same as the previous approved Application No. A/YL-PS/626. All development parameters, including the site area (2,315m^2), site boundary, layout and number of parking spaces (79 private car parking spaces) would be the same as Application No. A/YL-PS/626 (**Figure 3.1** Layout Plan refers).

3.1.2 The Site is well-paved, properly fenced off by boundary fencing, and with the provision of drainage facilities and fire service installations and well-maintained landscape planting. All approval conditions were complied with good site management carried out throughout the approval period.

3.2 Access and Traffic

3.2.1 The Site is accessible from Yung Yuen Road via a local access road. Four pedestrian entrances are also provided to facilitate the access of the local villages. The aisles and spaces in between the rows of car parking spaces will have a clear width of not less than 5m, which is sufficient for manoeuvring of private cars. Besides, the clear width of the ingress and egress point is 5m. Details of the internal traffic layout are shown in **Figure 3.2**.

3.2.2 Traffic arrangement agreed under Application No. A/YL-PS/626 would remain unchanged. Only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked at the Site at any time. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

3.2.3 As demonstrated in the trip generation and attraction estimation under Application No. A/YL-PS/626, the estimated traffic generation and attraction of the development will be insignificant in both morning and afternoon peak. Given that the nearby local villages are located in close proximity to light rail station (Tin Tsz Station), railway station (Tin Shui Wan Station) and nearby bus stops, majority of residents would travel by public transport during weekdays, and mainly drive during weekends/holidays. Most of the cars are therefore parked within the Site most of the time and the traffic flow generated by the development is generally low. This Application will not pose adverse traffic impact on the surrounding road network.

3.3 Boundary Fencing and Landscape

3.3.1 The approval conditions under Application No. A/YL-PS/626 in relation to the maintenance of the boundary fencing and landscape planting had been complied (**Figure 3.3** Landscape and Drainage Plan refers).

3.3.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilizing etc. will remain undertaken by the Applicant. The plants are well maintained and are in good condition as shown in **Figure 3.4** Site Photos.

3.4 Drainage Facilities

3.4.1 Adequate drainage facilities including peripheral surface channel and catch pits were installed to ensure no adverse drainage impact on the surrounding areas to satisfaction of Drainage Services Department (**Figure 3.3** Landscape and Drainage Plan refers).

3.4.2 The approval conditions under Application No. A/YL-PS/626 in relation to the maintenance and record submission of existing drainage facilities had been complied.

3.4.3 Regular cleaning and maintenance are carried out. The existing drainage facilities on the Site are well maintained as shown in **Figure 3.4** Site Photos. No flooding in the surrounding area is recorded.

3.5 Fire Service Installations

3.5.1 Adequate fire services installations (FSIs) including fire extinguishers have been provided. The approval conditions under Application No. A/YL-PS/626 in relation to the submission and implementation of fire services installations proposal had been complied.

3.5.2 Since the proposed use and layout of this Application is the same as the previous Application No. A/YL-PS/626, the previous approved Fire Service Layout Plan and Certificate of Fire Service Installation and Equipment are attached in **Appendices 3 and 4** respectively.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

4.1.1 The same use at the Site was approved by the TPB since 2015. The public vehicle park has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout the years. It would not set an undesirable precedent case for similar applications. All planning conditions imposed under the previous applications are complied with to the satisfaction of the relevant Government departments. The good track records should merit the approval of this application by the TPB.

4.2 All Approval Conditions of the Previous Approved Applications have been executed and fulfilled

4.2.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/626 had been compiled with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal, maintained the existing landscape planting, boundary fencing, drainage facilities, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and fulfil the existing approval conditions in the future.

4.3 In Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

4.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/YL-PS/626). Apart from the fact that there are no changes in the proposed development parameters nor the nature/operation of the proposed uses, the physical settings surrounding the Site would also be unchanged compared to the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits. In view of this, the current application shall be deemed and entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

4.4 Previous Planning Justifications Are Still Applicable

4.4.1 Since this Application is the renewal of the permitted use on the Site, the justifications in relation to the previous approved Application No. A/YL-PS/626 are still valid. The planning justifications are briefly summarized as below:

4.4.1.1 *Suitable for the Proposed Interim Use and Will Not Jeopardise the Long-Term Planning of the "V" Zone*

The Site is zoned as "V" zone on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (**Figure 2.1**). The planning intention of "V" zone is "*to reflect existing*

recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects". At present, the indigenous villagers have no intention to build their small houses and rent their lots to the applicant for the proposed temporary public vehicle park to serve the local villagers in the vicinity. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed public vehicle park will serve the local villagers and complement the village type development.

4.4.1.2 ***Compatible with the Surrounding Uses***

The Site is located in a mixed neighbourhood with village houses and other logistic centres, open storage yards, vehicle parks and vacant land (**Figure 2.3**). The proposed temporary public vehicle park is compatible with the character of its surrounding areas and will not cause any adverse impacts to the surrounding. There is also adequate buffer between the vehicle park separating the adjoining lots with existing small houses and potential lots for small houses. Peripheral fencing with wooden planks also enhances visual amenity of the Site. As such, the proposed development is compatible with and will not affect the village development in the area.

4.4.1.3 ***Help Meet the Existing Parking Demand in the Area and Fulfil the HKPSG Standard***

According to Chapter 8 of Hong Kong Planning Standard and Guidelines, the parking standard for village houses is up to 1 car parking space for each standard NTEH (65m^2) with 10-15% of provision for overnight goods vehicles, and they are generally provided in communal parking area(s) within the village environ. Therefore, the provision of vehicle parks can help alleviate the demand of parking spaces in the area. The proposed public vehicle park can provide 79 parking spaces for private cars (**Figure 3.1**). It serves as an essential supporting facility for residents of the "V" zone. Since the operation of the proposed public vehicle park in 2015, the problem of illegal road side parking has been reduced.

4.5 **No Adverse Traffic Impact**

4.5.1 Traffic arrangement agreed under Application No. A/YL-PS/626 would be applied. Sufficient manoeuvring space and adequate width of aisles and ingress/egress point are provided to ensure smooth operation of the vehicle park. Since the proposed vehicle park with only 79 parking spaces which is intended to serve the parking demand from the local villagers and to help alleviate on-street illegal parking, no adverse impact on traffic network is envisaged.

4.6 Provision of Fire Services Installations to Enhance Fire Safety

4.6.1 Proper FSIs are provided to the satisfaction of FSD under the previous approved Application No. A/YL-PS/626 (**Appendix 3**). The FSIs approved by FSD are well maintained and in good condition (**Appendix 4**).

4.7 Provision of Mitigation Measures to Ensure No Adverse Environmental, Visual, Landscape and Drainage Impact

4.7.1 The Site is decently operated, well-paved and well-managed, it is a non-polluting use (**Figure 3.4**). Therefore, no adverse environmental impact is envisaged. The Director of Environmental Protection (DEP) had no adverse comment on the previous application from environmental point of view.

4.7.2 The applicant had complied the approval conditions of the previous Application No. A/YL-PS/626 in relation to the provision of landscape planting, boundary fencing and drainage facilities (**Appendix 2**). No adverse visual, landscape and drainage impact to the surroundings is envisaged.

5 SUMMARY AND CONCLUSION

5.1 The Applicant is seeking renewal of approval from the TPB for Temporary Public Vehicle Park (Private Cars) for a period of 3 years at Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long.

5.2 The current application is a renewal of the latest planning permission from the TPB under Planning Application No. A/YL-PS/626 given on 26.2.2021 which will be expired on 26.2.2024 such that the Applicant will be given an opportunity to continue utilising the Site for the proposed use. There would be no change in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the Site.

5.3 The Site falls within an area zoned "V" on the OZP No. S/YL-PS/20. As detailed in the Planning Statement, the proposed use is well justified on the grounds that:

a) Previous planning approval has been granted;

b) All approval conditions of the previous approved applications have been executed and fulfilled;

c) This Application is in line with the TPB Guidelines (TPB PG-No. 34D);

d) Previous planning justifications are still applicable:

- The Site is suitable for the proposed interim use and will not jeopardise the long-term planning of the "V" zone;
- The Site is compatible with the surrounding uses; and
- The proposed use help meet the existing parking demand in the area and fulfil the HKPSG standard;

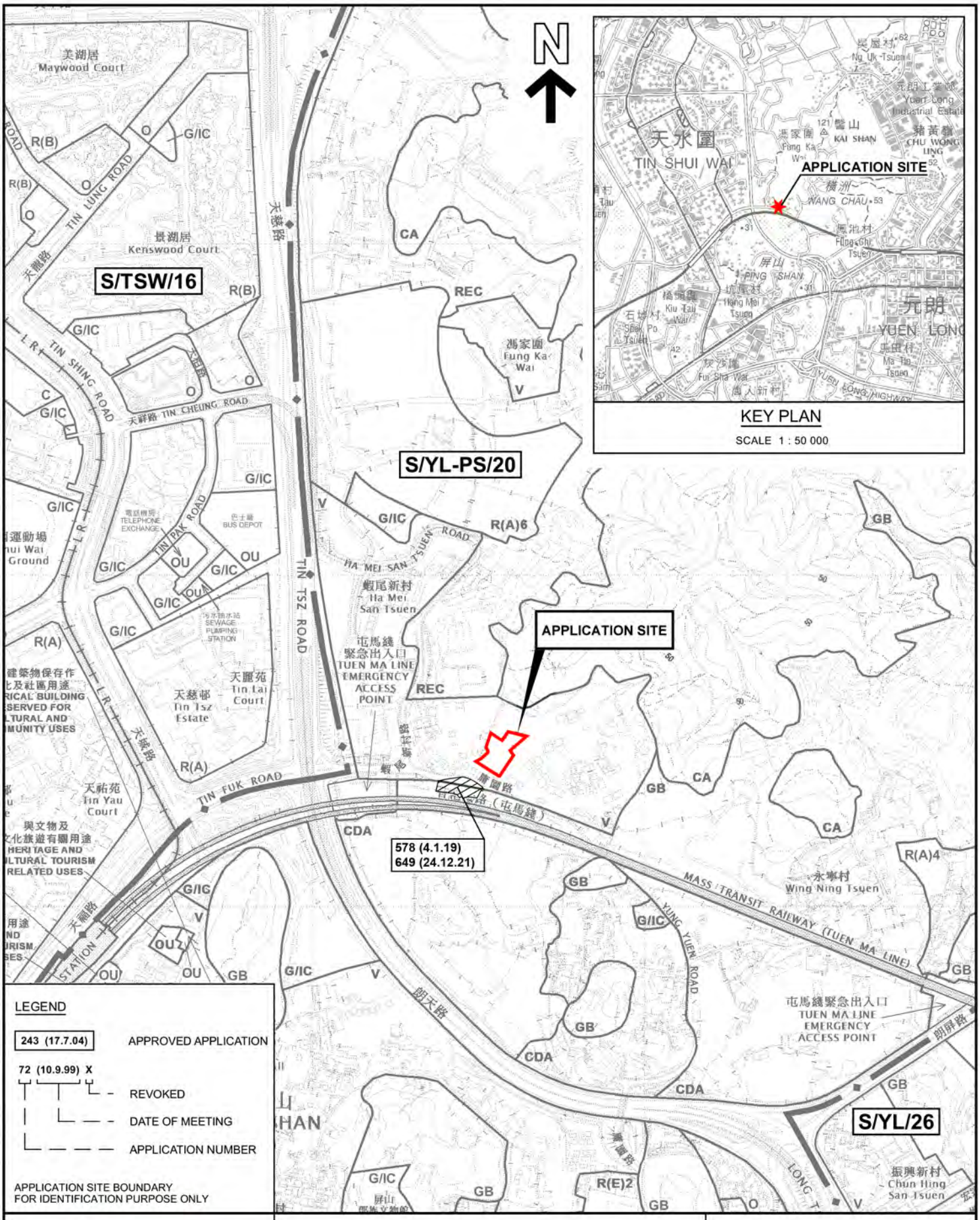
e) No adverse traffic impact is anticipated;

f) Fire services installations are provided to enhance fire safety; and

g) Mitigation measures are provided to ensure no adverse environmental, visual, landscape and drainage impact to the surrounding area.

5.4 In view of the applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Figures



PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

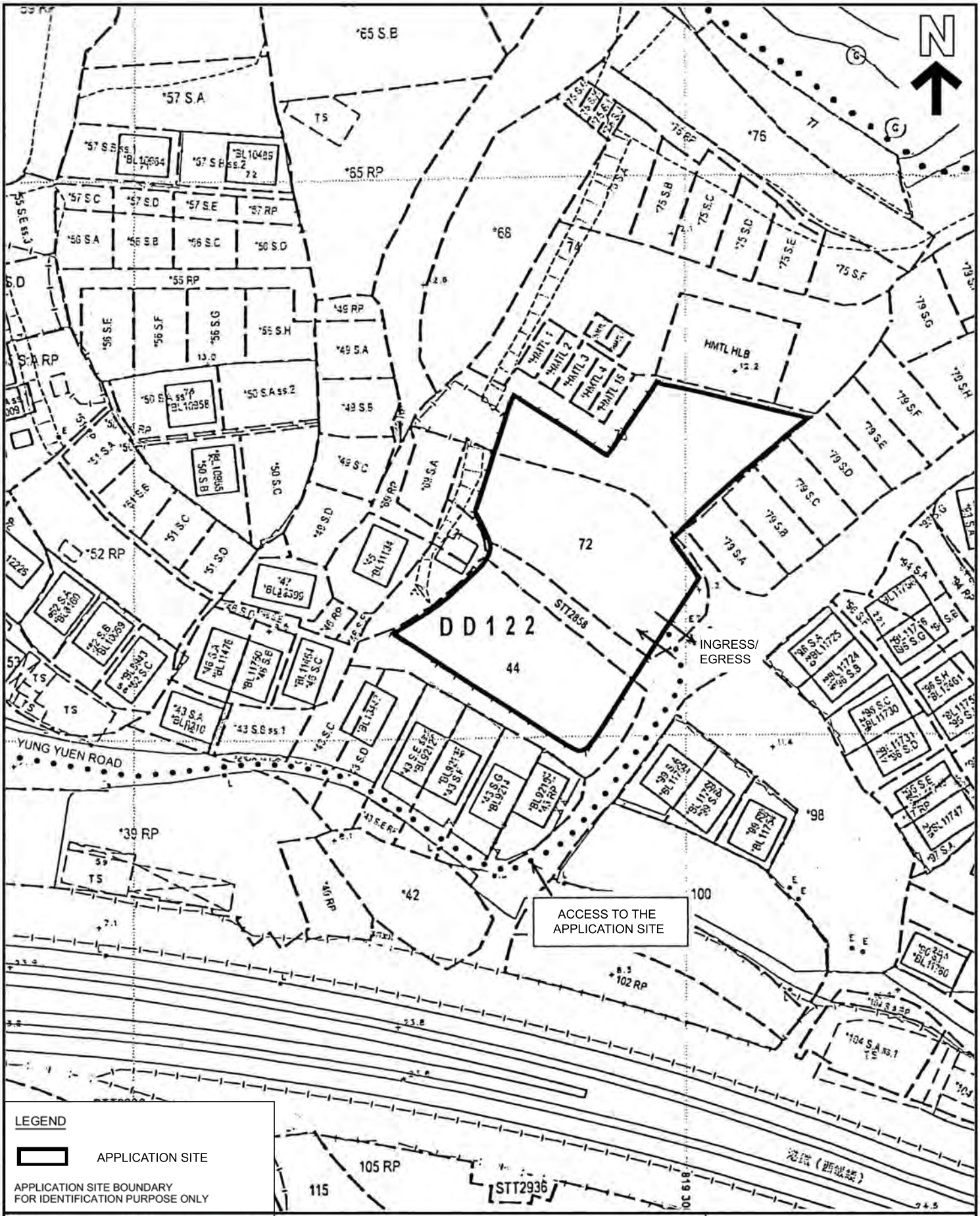
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 7 500

FIGURE 2.1

EXTRACT PLAN BASED ON
PING SHAN OUTLINE ZONING PLAN
No. S/YL-PS/20 APPROVED ON 13.9.2022

DATE: 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

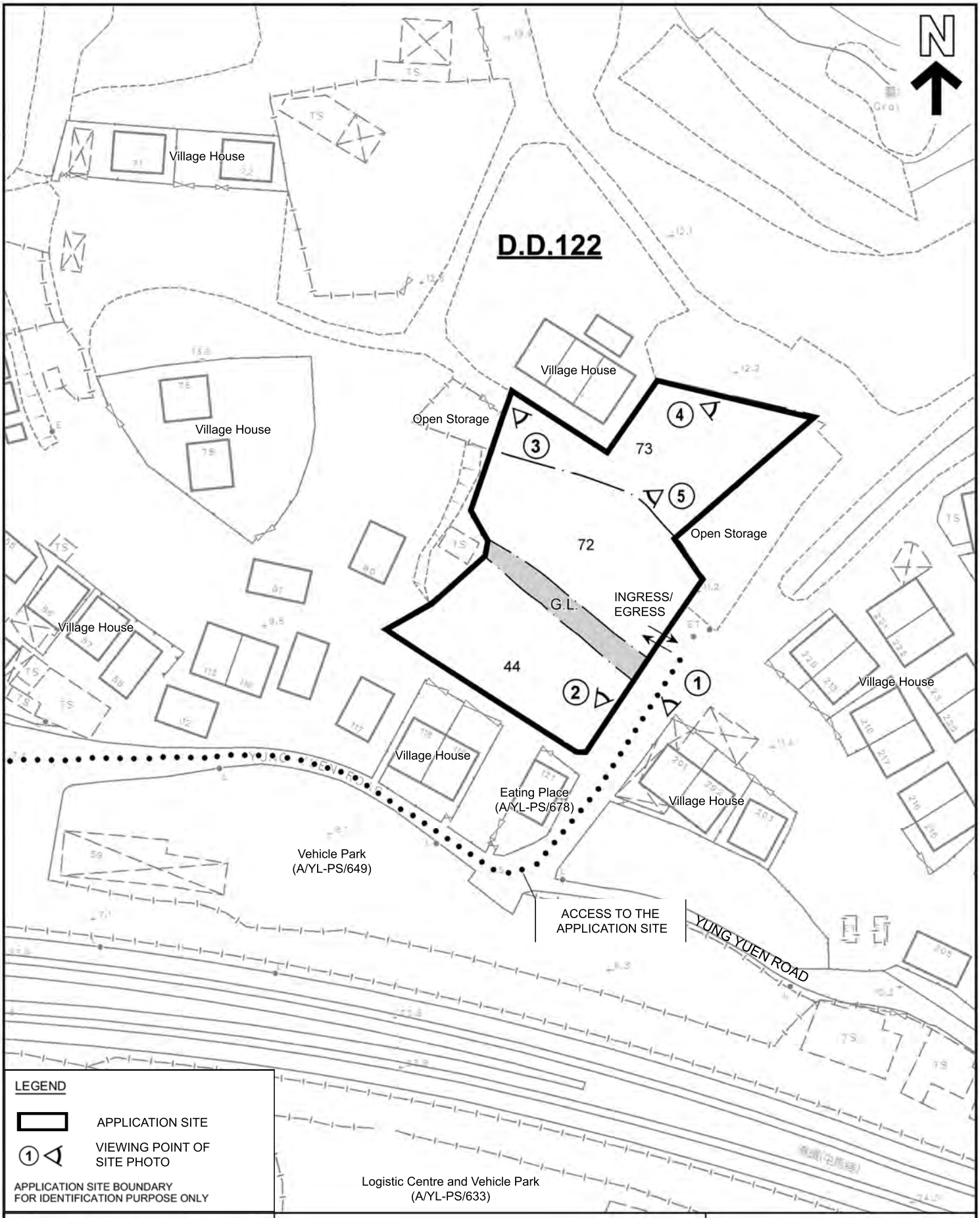
LOT INDEX PLAN

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 2.2

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE: 1.12.2023



PLANNING LIMITED
規劃顧問有限公司

SITE PLAN

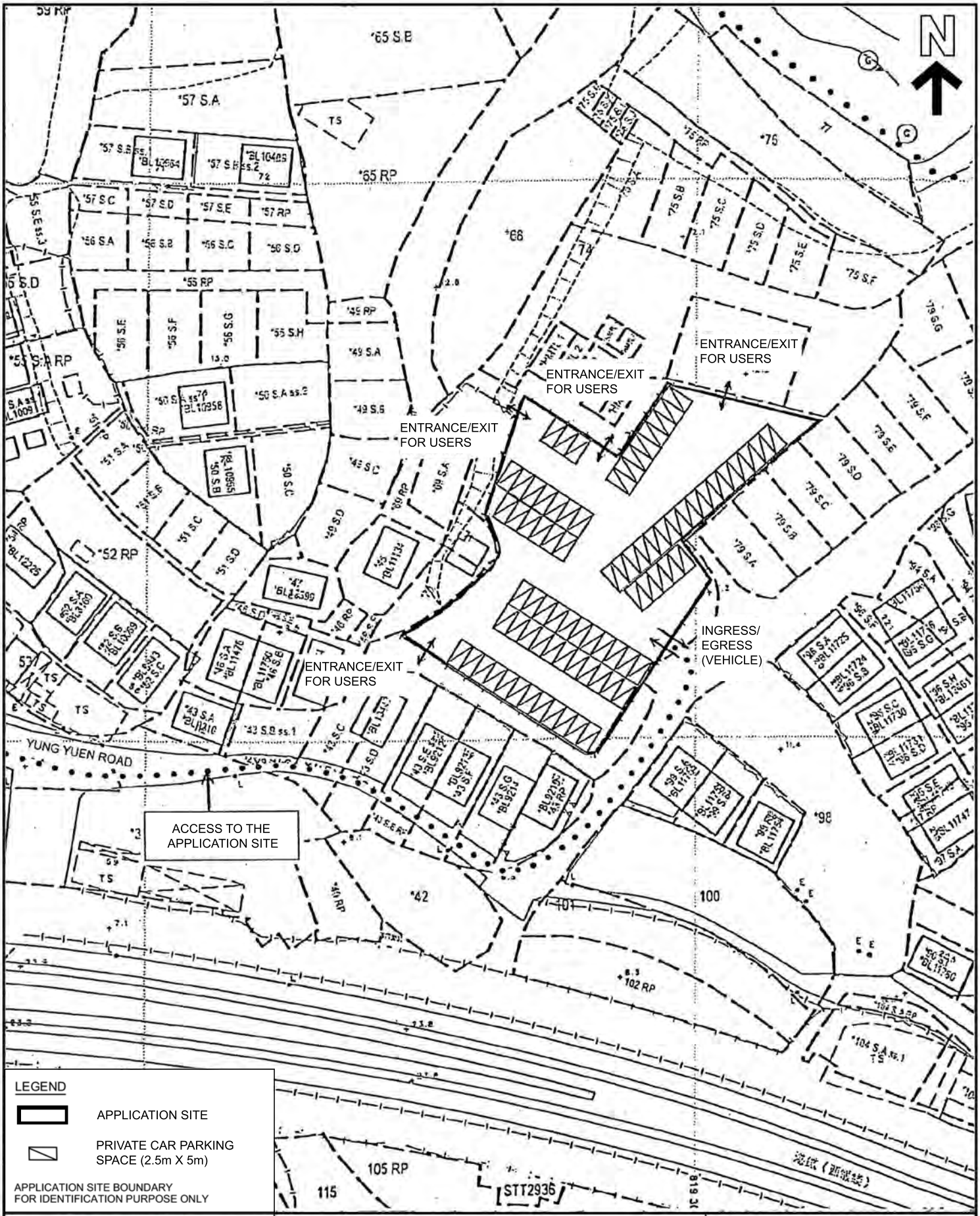
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 2.3

EXTRACT PLAN BASED ON
SURVEY SHEETS
No. 6-NW-3D & 6-NW-8B

DATE: 1.12.2023



PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

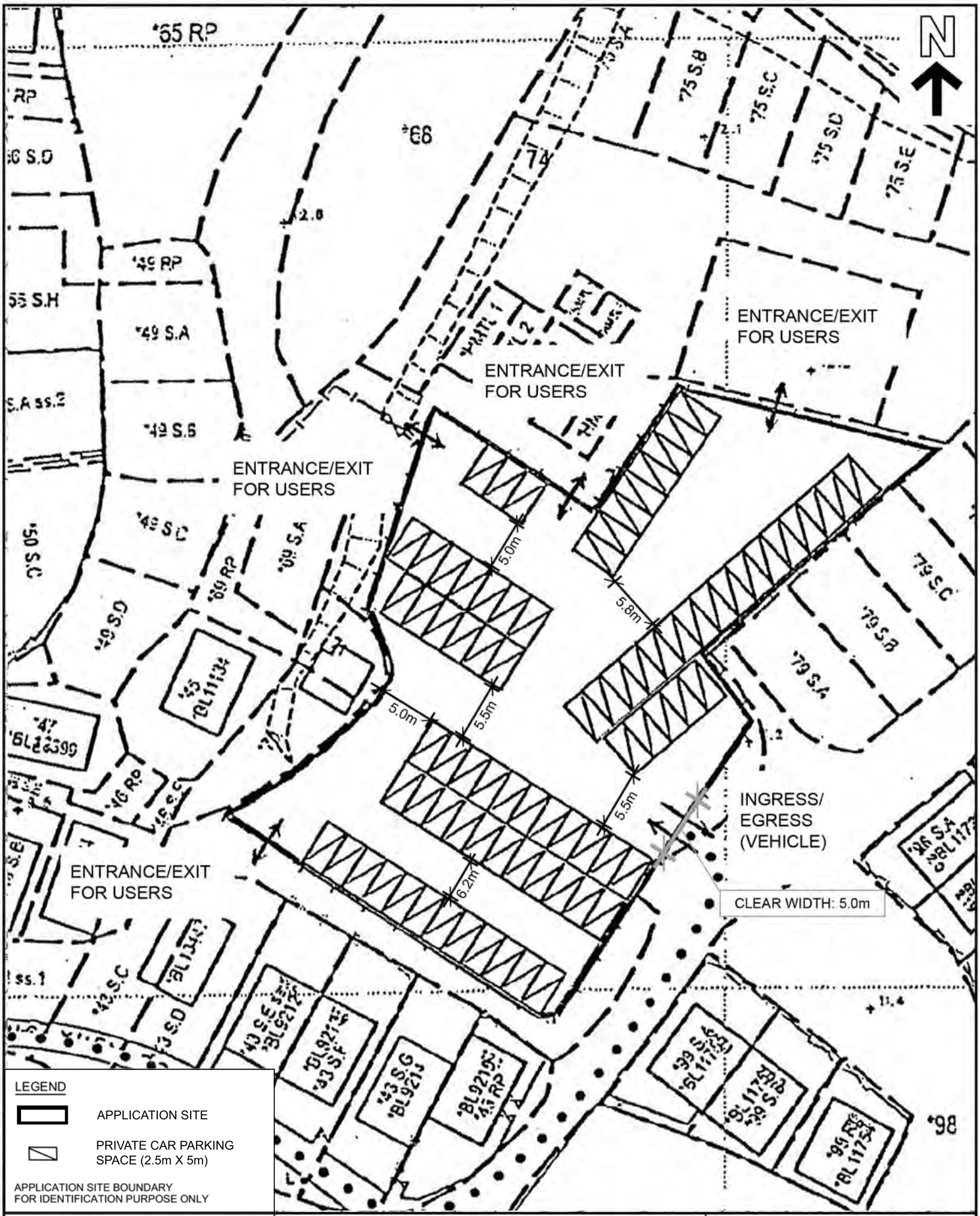
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 3.1

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE: 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

INTERNAL TRAFFIC LAYOUT PLAN

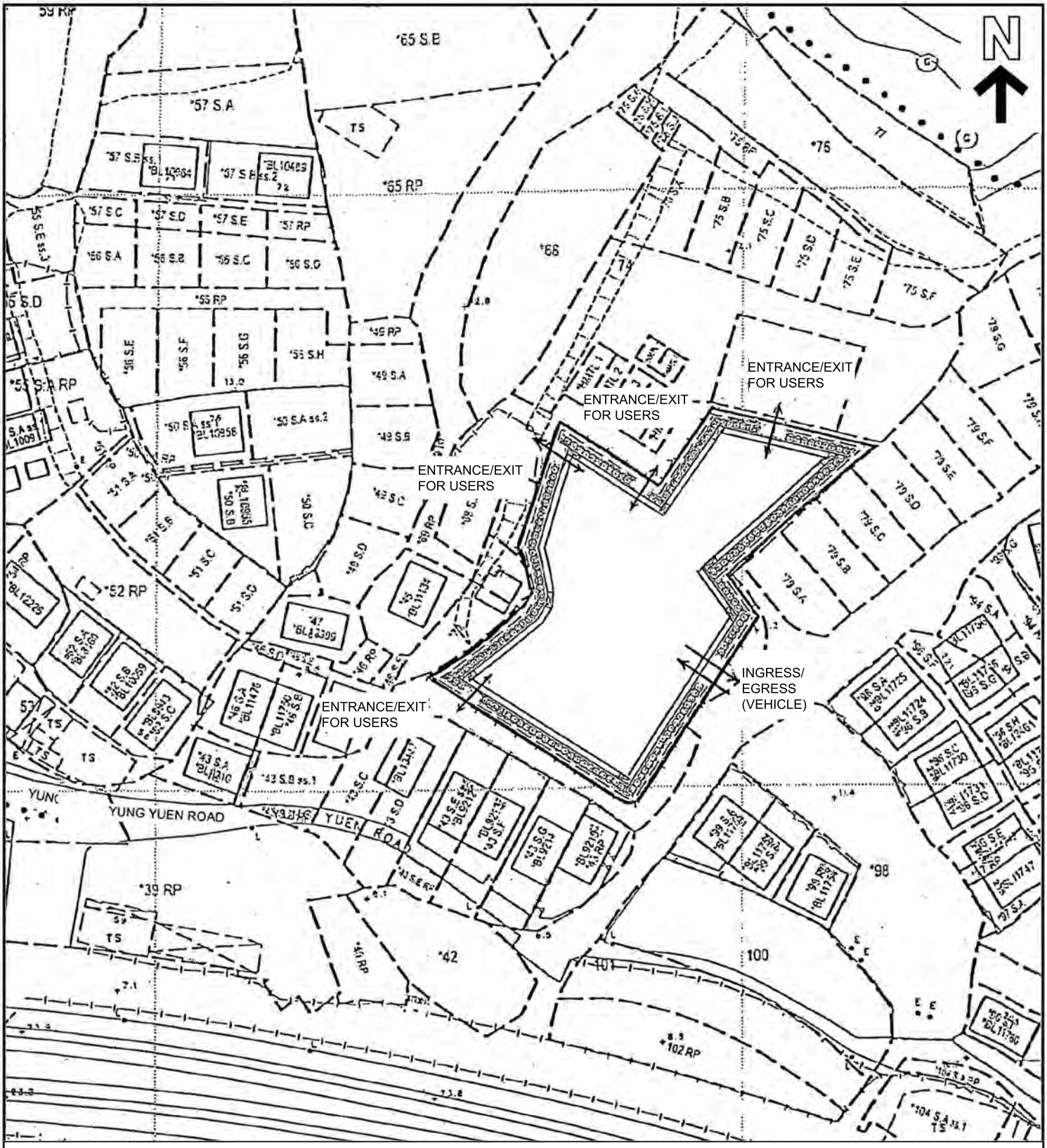
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122
AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

NOT DRAWN TO SCALE

FIGURE 3.2

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000060292_0001
PREPARED BY LAND INFORMATION
CENTRE ON 20.11.2020

DATE: 1.12.2023



LEGEND

APPLICATION SITE

BOUNDARY FENCING

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LANDSCAPE PROPOSAL

LANDSCAPE BELT (*Bauhinia blakeana Dunn*)

SIZE (HEIGHT IN MM)	SPACING (CENTRE TO CENTRE IN MM)
2,750	3,000 INTERVALS

DRAINAGE PROPOSAL

SURFACE CHANNEL

CATCH PIT

KTA PLANNING LIMITED 規劃顧問有限公司

LANDSCAPE AND DRAINAGE PLAN

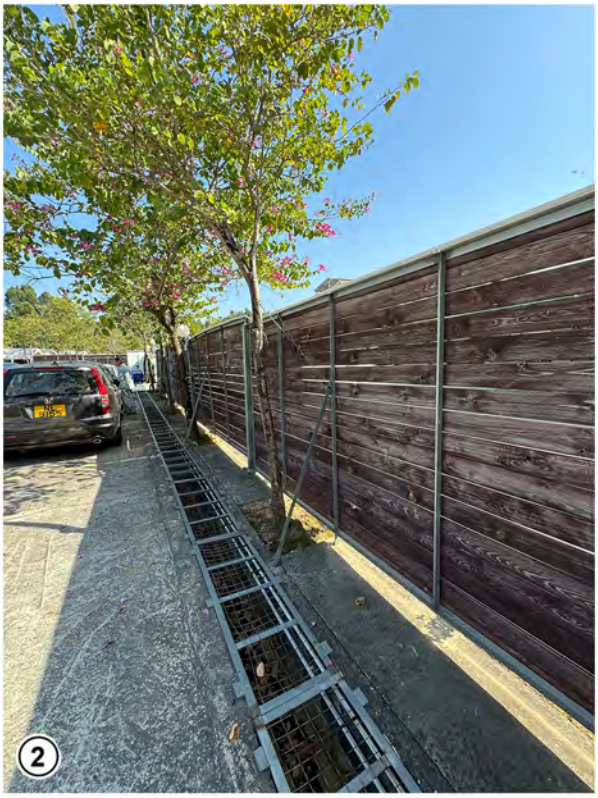
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

0 20 40 METRES

FIGURE 3.3

EXTRACT PLAN BASED ON LOT INDEX PLAN No. ags_S00000060292_0001 PREPARED BY LAND INFORMATION CENTRE ON 20.11.2020

DATE: 1.12.2023



KTA PLANNING LIMITED
規劃顧問有限公司

SITE PHOTOS

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS)
LOTS 44 (PART), 72 (PART) AND 73 (PART) IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

FIGURE 3.4

BASED ON
SITE PHOTOS
TAKEN ON 20.11.2023

DATE: 1.12.2023

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/626

城 市 規 劃 委 員 會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　　真 Fax: 2877 0245 / 2522 8426
電　　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-PS/626

By Post & Fax (2620 6022)

12 March 2021

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long

I refer to my letter to you dated 2.2.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 26.2.2024 and is subject to the following conditions :

(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;

(b) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period;

(c) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at any time during the planning approval period;

(d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;

(e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by you, is allowed on the site at any time during the planning approval period;

(f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(g) the existing landscape planting on the site shall be maintained at all times during the approval period;

(h) the existing drainage facilities shall be maintained at all times during the planning approval period;

(i) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;

(j) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2021;

(k) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2021;

(l) in relation to (k) above, the implementation of the fire service installations proposal with 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.11.2021;

(m) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(n) if any of the above planning condition (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 27.2.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 26.2.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 7.4.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (j), (k) and (l) under Planning Application No. A/YL-PS/626

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference Pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

18 May 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (j)

I refer to your letter of 29.3.2021 for compliance with the captioned approval condition on submission of condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with. Please find the detailed comments at the Appendix.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn: Mr. Ryan C.Y. CHI)

Internal
CTP/TPB(2)

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference Pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

21 May 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (k)

I refer to your letter of 6.5.2021 for compliance with the captioned approval condition on submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition has been **complied with**. Please find the detailed comments at the **Appendix**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

By Post & Fax (2620 6022)

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路1號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference pa/yl.ps/2011622
本署檔號 Our Reference TPB/A/YL-PS/626
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

15 July 2021

PlanArch Consultants Ltd.,
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. HO)

Dear Madam,

Planning Application No. A/YL-PS/626
Compliance with Approval Condition (l)

I refer to your letter of 17.6.2021 for compliance with the captioned approval condition on implementation of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition has been **complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

Appendix 3

Fire Service Layout Plan

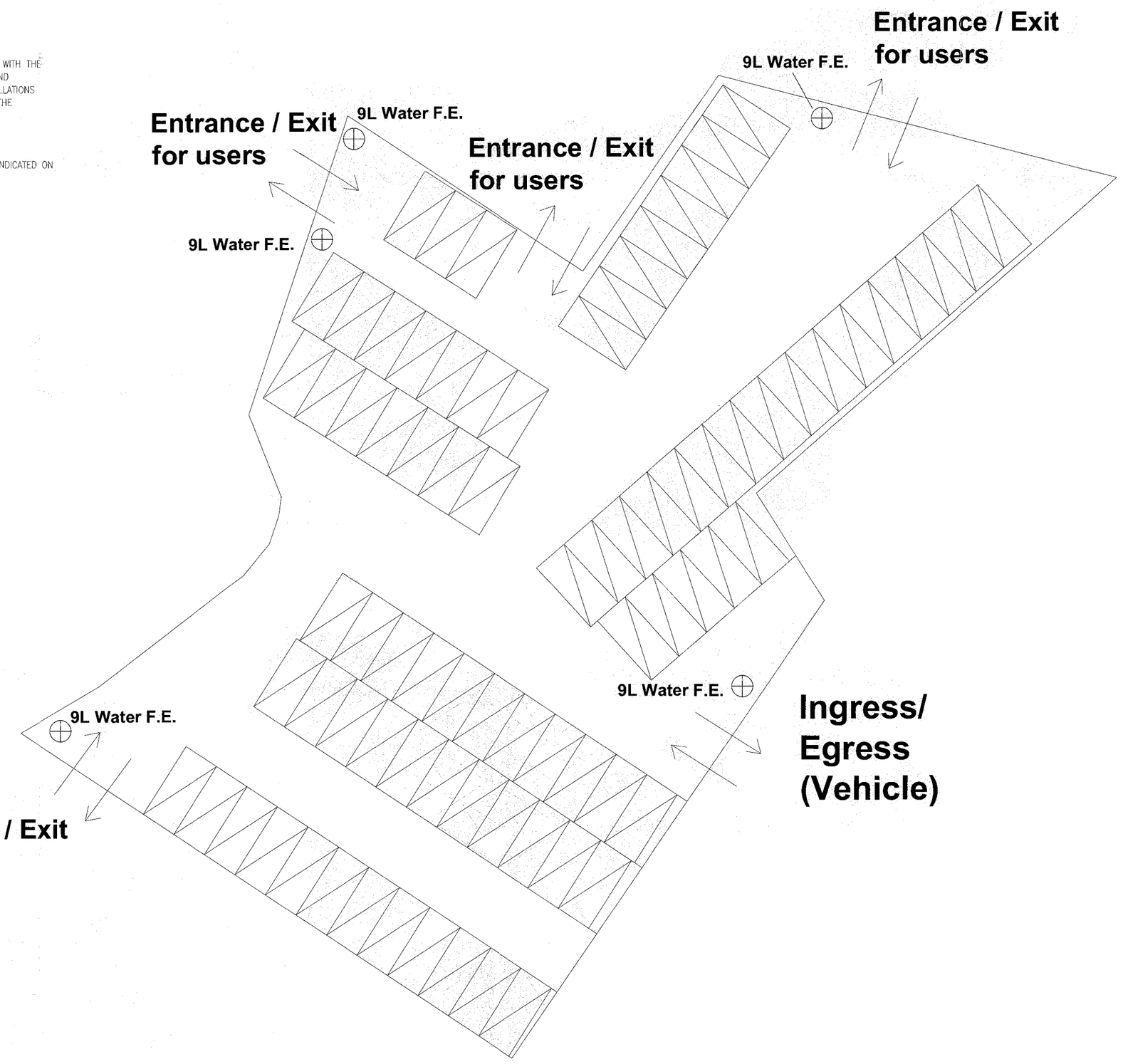
FIRE SERVICE NOTES

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

2. PORTABLE APPLIANCES

2.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.



PROJECT : Temporary,Public Vehicle Park for Private Cars Various Lots in DD 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long	DRAWING TITLE : **Fire Service Layout Plan**	REV	DESCRIPTION	DATE	ARCHITECT	CONSULTANT :	FIRE SERVICE CONTRACTOR : **Century Fire Service Engineering Co., Ltd.**		NAME / DATE	DRAWING NO : **FS-01** / REV. **0**
								DRAWN BY	29 APR 2021	SCALE : **1:300 (A3)**
								CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
								APPROVED BY		

Appendix 4

Copy of Certificate of Fire Service Installation and Equipment (FS251)

FSD Ref.: _____
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8051878

Name of Client : 顧客姓名 朗天停車場

Name of Building : 樓宇名稱 Lot Nos. 44(Part), 72(Part), 73(Part) in DD122 and Adjoining Government Land

Street No./Town Lot : 門牌號數/市地段 DD 122

Street/Road/Estate Name : 街道/屋苑名稱

Block : 座

District : 分區 Yuen Long (Ping Shan)

Area : 地區 ☐ HK 香港 ☐ K 九龍 ☑ NT 新界

Type of Building 樓宇類型 : ☐ Industrial工業 ☐ Commercial商業 ☐ Domestic住宅 ☐ Composite綜合 ☐ Licensed premises持牌處所 ☐ Institutional社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Supply 5 Nos of 9L W/CO2 Type F.E.	Conforms Witn FSD Requirements	20/11/2023

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署

Name : 姓名 Ting Ka Hin

FSD/RC No. : 消防處註冊號碼 RC3 / 93

Company Name : 公司名稱 POLLY FIRE PREVENTION SERVICE ENGINEERING CO.

Telephone : 聯絡電話 2393 8468 / 2765 8255

Date : 日期 20/11/2023

For FSD use only:
☐ Inspected
☐ Key-in
☐ Verified

F.S. 251 (Rev. 1/2016)

PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3110/DD122PS_A/23/002Lg

18 January 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/ Madam,

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long
(Planning Application No. A/YL-PS/703)
- Further Information No.1 –

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 26 January 2024.

We would like to clarify that the operation hours of the temporary public vehicle park (private cars) are from 7:00 a.m. to 11:00 p.m., which is the same as that in the previous planning application (No. A/YL-PS/626).

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr. Benjamin TUNG at 3426 8402.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Pauline LAM

cc. the Applicant

KT/PL/BT/vy

bsi ISO 9001 Quality Management Systems CERTIFIED
FS 579819

Relevant extracts of the Town Planning Board Guidelines on
"Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development"
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:

   (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;

   (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);

   (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;

   (d) whether the approval period sought is reasonable; and

   (e) any other relevant considerations.

2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications Covering the Site

Approved Applications

No.	Application No.	Development/Use	Zoning	Date of Consideration
1	A/YL-PS/216	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	24.6.2005 (Approved for 2 years) (Revoked on 15.12.2005)
2	A/YL-PS/463	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	27.2.2015
3	A/YL-PS/551	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	V	9.2.2018
4	A/YL-PS/626	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	V	26.2.2021

Rejected Applications

No.	Application No.	Development/Use	Zoning	Date of Consideration	Reasons for Rejection
1	A/YL-PS/90	Temporary Container Vehicles and Trailers Park with Ancillary Repair/Maintenance Workshops, Open Storage of Building Materials and Office for a Period of 3 Years	Partly "Recreation" and partly "V"	12.1.2001	1-3
2	A/YL-PS/119	Temporary Container Trailer, Lorry and Car Park for a Period of 3 Years	V	10.1.2003 (on review)	1-4
3	A/YL-PS/151	Temporary Public Vehicle Park for private cars, lorries & container trailers for a Period of 3 Years	V	31.10.2003 (on review)	1-4
4	A/YL-PS/240	Temporary Public Vehicle Park for Private Car, Light Goods Vehicle and Container Trailer for a Period of 3 Years	V	13.10.2006 (on review)	1, 3, 5

Reasons for Rejection:

(1) Not in line with planning intention.

(2) Not compatible with surrounding land uses.

(3) Insufficient information to demonstrate no adverse traffic, landscape, environmental and/or visual impacts.

(4) Setting an undesirable precedent.

(5) The development did not comply with the Town Planning Board Guidelines No. 13D for

'Application for Open Storage and Port Back-up Uses' in that there was no exceptional circumstances to merit approval and the development was not compatible with the residential dwellings nearby.

Similar s.16 Application within the same "V" Zone

Approved Application

No.	Application No.	Development/Use	Zoning	Date of Consideration
1.	A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Partly "GB" and partly "V"	24.12.2021

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- according to his record, there is no Small House (SH) application approved or under processing at the Site.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application from traffic engineering perspective.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No comment on the application from highways maintenance point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint pertaining to the Site has been received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle on the application from the drainage point of view;
- according to the applicant, the existing drainage facilities which was implemented under the previously approved application No. A/YL-PS/626 will be maintained for the applied use; and
- should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of the Drainage Services Department.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

No objection in principle to the application subject to the existing fire service installations implemented in the Site being maintained in an efficient working order at all times.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no comment to the application; and
- no proposed building works on the Site are noted.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from locals.

8. Heritage

Comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office, Development Bureau (ES(AM) of AMO, DEVB):

No objection in principle to the application from both the archaeological and built heritage conservation perspectives.

9. Other Departments

The following departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Project Manager (West), Civil Engineering and Development Department (PM(W)), CEDD.

Recommended Advisory Clauses

(a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);

(b) prior planning permission should have been obtained before commencing the applied use at the Site;

(c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;

(d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

(i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

(ii) the GL within the Site is covered by Short Term Tenancy (STT) No. 2858 for the purpose of Temporary Public Vehicle Park for Private Cars; and

(iii) the STT holder will need to apply to his office for modification of the STT conditions where appropriate. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(e) to note the comments of the Commissioner for Transport (C for T) that:

(i) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and

(ii) sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads any time during the planning approval period;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

(i) adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains; and

(ii) the access between Yung Yuen Road highlighted in the attached reference plan and the Site is not and will not be maintained by HyD;

(g) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances;

(h) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

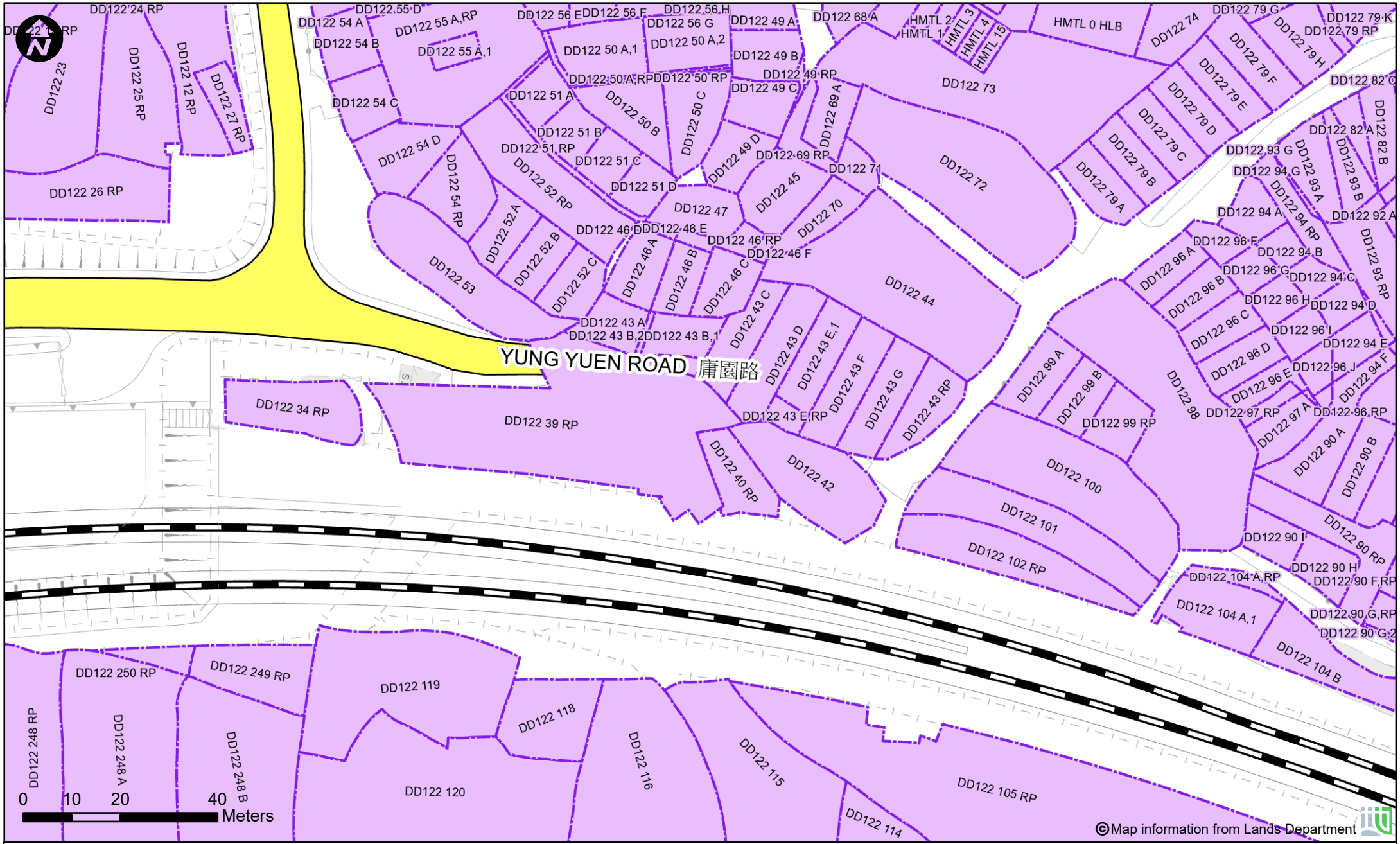
the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

(i) to note the comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office, Development Bureau (ES(AM) of AMO, DEVB) that:

the applicant is required to inform Antiquities and Monuments Office immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and

(j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



IMS WebMap

This plan is generated by the Intranet Mapping System of the Highways Department for internal use only
Date of Creation: January 17, 2024

Map Scale :1:1,000

Road Name

Lots with Boundary Stone

Private Lot or Government Land Allocation

Carriageway

Carriageway,Level 3 bridge/flyover/structure above ground level 2

Carriageway,Level 2 bridge/flyover/structure above ground level 1

Carriageway,Level 1 bridge/flyover/structure above ground level

Carriageway,Ground level

Carriageway,Underground level 1 subway/tunnel/structure below ground level

Carriageway,Underground level 2 subway/tunnel/structure below ground level –1

Carriageway,Underground level 3 subway/tunnel/structure below ground level -2

Carriageway,Level 3 bridge/flyover/structure above ground level 2

Carriageway,Level 2 bridge/flyover/structure above ground level 1

Carriageway,Level 1 bridge/flyover/structure above ground level

Carriageway,Ground level

Carriageway,Underground level 1 subway/tunnel/structure below ground level

Carriageway,Underground level 2 subway/tunnel/structure below ground level –1

Carriageway,Underground level 3 subway/tunnel/structure below ground level -2

HyD Registered Slope

HyD Responsible, HyD Maintenance

HyD Responsible, Non-HyD Maintenance

Non-HyD Responsible, HyD Maintenance

HyD Responsible, HyD Maintenance

HyD Responsible, Non-HyD Maintenance

Non-HyD Responsible, HyD Maintenance